

**Planning Board Agenda****Date:** 04/13/2011**Discussion on proposed amendment to reduce street setbacks in the BN zone.****Staff Lead/Author:** Rob Chave**Department:** Planning**Initiated By:** City Council  
City Staff

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**Information****Subject/Purpose**

Discussion on proposed amendment to reduce street setbacks in the BN zone.

**Staff Recommendation**

Discuss the issue and set a public hearing date to consider the amendment (tentative hearing date: April 27, 2011).

**Previous Board Action**

N/A

**Narrative**

Staff presented a proposed interim zoning ordinance to Council on April 5, 2011, to potentially amend the city's BN zones to reduce required street setbacks from the current 20 feet down to a 5-foot minimum. The intent of the proposal is to better align the neighborhood business zones with city policies and design guidelines. Even though it would be ideal to wait for the joint City/UW-sponsored planning process to be completed for the Five Corners and Westgate areas, preliminary discussions with a prospective developer for a key Westgate intersection is prompting the staff to make a code proposal now. Without the code change, buildings will continue to be recessed into building sites, removing opportunities for improving the streetscape and enhancing pedestrian access.

Please refer to the attachments for additional information. Note that the Council elected not to adopt the proposed interim zoning ordinance on 4/5/2011 (see Attachment 3), but inquired whether the issue could be "fast tracked" to get a recommendation returned to Council. If considered by the Planning Board, the same amendment would be reconfigured as a permanent zoning change.

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**Attachments**

Attachment 1: Council agenda memo for 4-5-2011.

Attachment 2: Staff presentation from 4/5/2011 Council meeting.

Attachment 3: Draft interim zoning ordinance proposed on 4/5/2011.

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